#### STAFF COMMENTS FOR PLANNING COMMISSION

February 28, 2007 **MEETING DATE:** 

**SITE PLAN:** AFP-06-050

TITLE: Staley Residence

**REQUEST:** AMENDMENT TO FINAL PLAN APPROVAL

Addition between residence and detached garage

**ADDRESS:** 415 Lakelands Drive

ZONE: MXD (Mixed Use Development)

**APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:** (as

applicable)

Applicant/architect: Case Design

Property Owner: Mike & Tracy Staley

Allen Meyer, Planning Intern STAFF PERSON:

#### **Enclosures:**

Staff Comments

Exhibit 1: Site Location map

Exhibit 2: Application

Exhibit 3: Adjacent property owner's notifications

Exhibit 4: February 6, 2007 (sunroom/porch over existing deck) approval letter from the Lakelands

Community Association

Exhibit 5: House location plat Exhibit 6: Existing floor plan Exhibit 7: Proposed floor plan Exhibit 8: Building materials Exhibit 9: Proposed left elevation

Exhibit 10: Proposed right elevation

#### **STAFF COMMENTS**

This single family house is located at 415 Lakelands Drive in the Lakelands subdivision (Exhibit #1). The property is located in the MXD (Mixed Use Development) Zone. The application (AFP-06-050) proposes enclose the space between the house and the detached garage with a sunroom (Exhibit #2). This addition is 497 square feet and is 89 square feet over the 15 percent threshold.

The roofing materials and siding will match those on the existing house. The gutters and columns will also match those on the house. A sliding French panel door will lead to the existing patio on the left elevation (Exhibit #8-10).

This application comes before the Planning Commission because of the recently adopted Text Amendment T-372, which requires additions above 15 percent of the originally constructed dwelling, to be approved by Planning Commission.

§24-172A(b)(3)(e) states:

"Minor revisions to a single family detached, semi-detached, or attached dwelling that do not increase the square footage of a dwelling as originally constructed on any/or all floors by more than fifteen percent (15%) and that have been approved by the homeowners association of the subject property, if applicable."

This application has been approved by the Lakelands Community association (exhibit #4).

Staff finds that this application conforms to the requirements of the zoning ordinance.

Staff recommends to the Commission granting AFP-06-050 – 415 Lakelands Drive in the Lakelands, AMENDMENT TO FINAL PLAN APPROVAL, finding it in conformance with §§ 24-170 and 24-172 of the city's zoning ordinance, with no conditions.

# AFP-06-050

Staley Residence

AFP-06-050.mxd • 20-Feb-2007 • AM

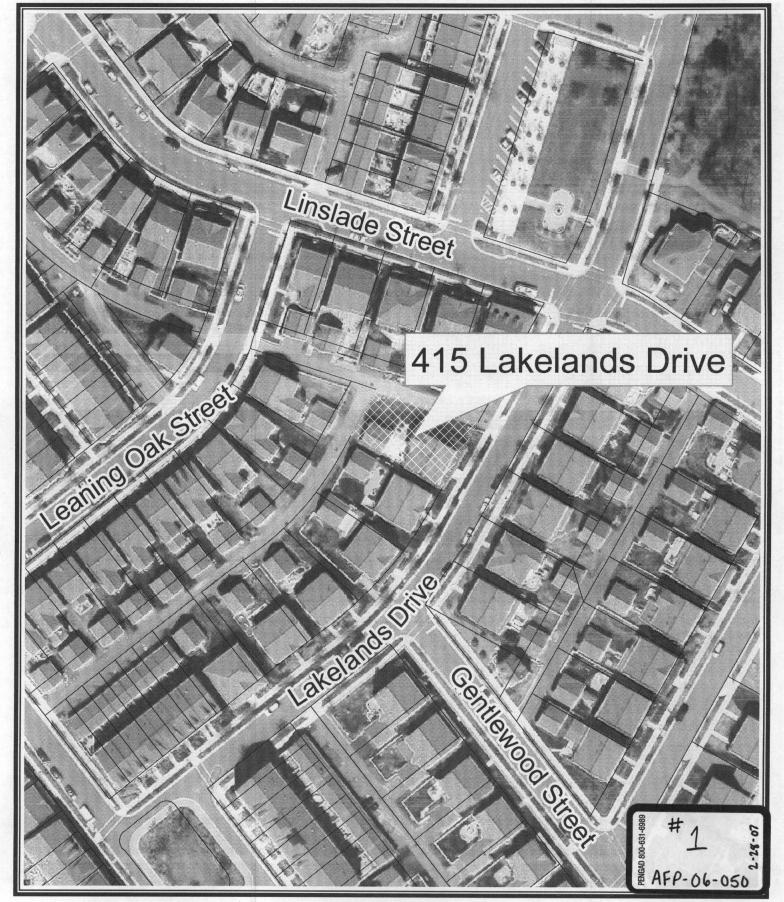


MD State Plane **HPGN NAD 83/91**  TrueOrtho™ image data is copyrighted and licensed from ISTAR Americas, Inc., 2007. www.istar.com Property boundaries and planimetric basemap ©2007 M-NCPPC and City of Gaithersburg. All rights reserved. Aerial photo acquired April 2006.

The City of Gaithersburg makes no warranty, express or implied, for the completeness and accuracy of the information depicted on this map. This map may not be reproduced, in

whole or in part, without the express written permission of the City of Gaithersburg and other referenced parties.

31 S Summit Ave Gaithersburg, MD 20877 (301) 258-6330 www.gaithersburgmd.gov





City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336 plancode@gaithersburgmd.gov • www.gaithersburgmd.gov

# AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application # AF1	7-06-050
Date Filed 1119	106
Total Fee	do pa

1. SUBJECT PROPERTY		
Project Name Staley Residence		
Street Address 415 LAKCIANAS DRIVE		
Zone Historic area designation ☐ Yes	☐ No	
Lot b Block F Subdivision Lakelans		
Tax Identification Number (MUST BE FILLED IN)		
2. APPLICANT		
Name Barn Bitmer Street Address 4701 Sanganore Roas North Plan		li en
Street Address 4701 Save More Rows North Plan		Suite No. 40
	June	_ Zip Code <b>20^&amp;</b>
Daytime Telephone 301-229-7852		
3. ARCHITECT/ENGINEER/DEVELOPER		
Architect's Name (ASC Design		
•	~ I I	
Architect's Maryland Registration Number  Street Address 4701 Sugmor Rons North Plan	- As	_ Suite Number 40
City Bethern	State WS	Zip Code <b>208\b</b>
City		,
Engineer's Name		
Engineer's Maryland Registration Number	Telephone	
Street Address		Suite Number
City	State	Zip Code
City		- ,
Developer's Name	Telephone	
Street Address	· •	Suite Number
City	State	Zip Code
Contact Person	Telephone	
Contact Coon	•	<b>W</b> 5
4. PROPERTY OWNER		
Name Mike up Towey Staley		
Street Address 415 Lake hup's Days	·	Suite No.
City Carthersbag	State W	Zip Code 70878
Daytime Telephone		
Dayane recpnone		2 4 2
5. CITY PROJECT NUMBER		<b>1</b>
Original Site Plan Number Date Ap	pproved	99-169-090 (A
Name of previously approved Final Plan		# 2 6.57.7 AFP-06.050
mame of previously approved rmar man	er a granden er	# MFP-06-050

20 MIN	Coreans	Abach	
ed due to amendm Total number Total number	0	•	ift welling unit
		REQUIRED	PROVIDED
			6017
			10011
.UIS	7		30 Fort
			30 102
		-L	
	·		11201
			406
# Units			
# Units			
# Units			<u> </u>
# Units			
Sq. Ft.			
Sq. Ft.			
Sq.Ft.			
Sq. Ft.			
	Total number	# Units # Units # Units # Units # Units # Units # Sq. Ft. Sq. Ft. Sq. Ft. Sq. Ft.	# Units # Sq. Ft. Sq. Ft. Sq. Ft. Sq. Ft. Sq. Ft.

### PLANNING AND CODE ADMINISTRATION



3012586336

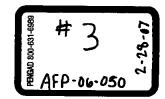
City of Gaithersburg - 31 South Summit Avenue - Gaithersburg, Maryland 20877 - Telephone: (301) 258 6330 - Fax: (301) 258 6336 plancode@gaithersburgmd.gov - www.gaithersburgmd.gov

### MINOR AMENDMENT TO FINAL PLAN FOR STAFF APPROVAL

# ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

be completed by applican	र्गः ्		~			
	415 Lal	(clause	Dane		··	
DRESS OF SUBJECT SITE	<u> </u>	٠ ١	ake Law			
ot BLOCK	<u></u>	SUBDIVISION 🕹	<u>inkelau</u>	<i>DS</i>		
	liar Efranci	Addition	is to con	spect House	SC AND	Labbage_
IANGES REQUESTED	Icee reverse sid	de for appropriate	references from S	Sec. 24-172(c) of	the Zoning Ord	linance)
•	, , ,		•	•		
	•		:			
	:					
		-	• :		•	
Whom It May Concern:	•					
	•		•			amondment to a site
e City of Gaithersburg Pla	nning and Code	Administration ha	s received a requi	est for statt appro	Mai or a minur	princing ment f
	This application	was submitted by	1 like stake	24 / VAC 1240	Sach tuene.	of other countries.
the City on 11-9-0	. Inda apparential	r	a a copy of the Di	moosed site plan	can be review	ed at City Hall, in the
the City on 11-4-0	b [date].	For Your releience	e, a copy of the p		•	
anning and Code Adminis	stration, Monday I	through Friday, 8	a.m. to 5 p.m.		•	•
	•			•		
the Planning and Code Adoral or written) should be d	krecied the rianni	UR WIG FORE LAND	nina.	ومكافو مسالي	VIIC has seein	adopted architectural
oral or written) should be di comments which object to the cons	irected the Planti the application bu idered by staff.	it do not specifical Copies of adopti	nina.	ومكافو مسالي	VIIC has seein	adopted architectural
oral or written) should be do omments which object to t tandards will not be cons Administration, from BAM	the application but sldered by staff. to SPM, Monday	ing and code room topies of adopte through Friday.	lly reference the p ed architectural st	proposed modifica tandards are ava	ations and any ilable from the	adopted architectural Planning and Code
oral or written) should be do comments which object to t tandards will not be cons administration, from BAM	the application busidered by staff. to SPM, Monday	it do not specifical Copies of adopte through Friday.	ly reference the p ed architectural s  effort to allow in	roposed modification and are available are available are available are available are available are are are are are are are are are ar	ations and any ilable from the	adopted architectural Planning and Code
oral or written) should be do comments which object to to tandards will not be consideration, from BAM	the application busidered by staff. to SPM, Monday	it do not specifical Copies of adopte through Friday.	ly reference the p ed architectural s  effort to allow in	roposed modification and are available are available are available are available are available are are are are are are are are are ar	ations and any ilable from the	adopted architectural Planning and Code
oral or written) should be do comments which object to to tandards will not be consideration, from BAM	the application busidered by staff. to SPM, Monday	it do not specifical Copies of adopte through Friday.	ly reference the p ed architectural s  effort to allow in	roposed modification and are available are available are available are available are available are are are are are are are are are ar	ations and any ilable from the	adopted architectural Planning and Code
oral or written) should be domments which object to transaction will not be considerable will not be considerable. The Planning and Code Authorized is a response is a	trected the Planti the application bu sidered by staff, to SPM, Monday dministration staff and received with	ing an clude value (t do not specifical Copies of adopte through Friday.  If will make every in 7 days, the app	lly reference the ped architectural si reffort to allow in dication will be p	roposed modification and are available are a	ations and any ilable from the some or mail p	adopted architectural Planning and Code
oral or written) should be domments which object to transaction will not be considerable will not be considerable. The Planning and Code Authorized is a response is a	trected the Planti the application bu sidered by staff, to SPM, Monday dministration staff and received with	ing an clude value (t do not specifical Copies of adopte through Friday.  If will make every in 7 days, the app	lly reference the ped architectural si reffort to allow in dication will be p	roposed modification and are available are a	ations and any ilable from the some or mail p	adopted architectural Planning and Code
oral or written) should be domments which object to learn and ards will not be considerable will not be considerable. The Planning and Code Advances, if a response is a Cover to owners of abutting	trected the Planti the application busidered by staff. to SPM, Monday dministration staff not received with	to not specifical topics of adopte through Friday.  If will make every in 7 days, the approperties of second secon	ly reference the ped architectural si reffort to allow in dication will be p	proposed modification and are available are	ations and any ilable from the some or mail p	adopted architectural Planning and Code
oral or written) should be domments which object to learn and ards will not be considerable with the considerable with the Planning and Code Advances, if a response is a Given to owners of abutting	trected the Planti the application bu sidered by staff, to SPM, Monday dministration staff and received with	to not specifical topics of adopte through Friday.  If will make every in 7 days, the approperties of second secon	ly reference the ped architectural si reffort to allow in dication will be p	proposed modification and are available are	ations and any ilable from the some or mail p	adopted architectural Planning and Code
oral or written) should be domments which object to translands will not be considered with the consideration, from BAM. The Planning and Code Andrewer, if a response is to a consideration owners of abutting Address:	the application bustlered by staff. to SPM, Monday dministration staff not received withing and confrontic	ing an chief with make every in 7 days, the approperties of second	ly reference the ped architectural si reffort to allow in dication will be p	ripposed modification and are available are	ations and any ilable from the some or mail p	adopted architectural Planning and Code
oral or written) should be dominents which object to translands will not be considerable will not be considerable. From BAM the Planning and Code Address:  Given to owners of abutting Address:	trected the Planti the application busidered by staff. to SPM, Monday dministration staff not received with	ing an chief with make every in 7 days, the approperties of second	ly reference the ped architectural si reffort to allow in dication will be p	ripposed modification and are available are	ations and any ilable from the some or mail p	adopted architectural Planning and Code      
oral or written) should be dominents which object to tandards will not be consideration, from BAM.  The Planning and Code And However, if a response is to diver to owners of abuttion Address:  Lot: Black:	the application busidered by staff. to SPM, Monday doublistration staff not received withing and confrontic	ing and clase ring and class of adopte through Friday.  If will make every in 7 days, the approperties (see	lly reference the ped architectural si reffort to allow in dication will be p	ripposed modification and are available are are are are are are are are are ar	ations and any ilable from the some or mail p	adopted architectural Planning and Code  intor to taking action.  (date).
oral or written) should be domments which object to tandards will not be considerable will not be considerable. The Planning and Code And However, if a response is to diven to owners of abutting Address:  Lot: Block:	the application busidered by staff. to SPM, Monday definistration staff not received withing and confrontic	ing and clase visited on the specifical Copies of adopte through Friday.  If will make every in 7 days, the approperties (see a control of the specific on the specific of the specific on the specific on the specific on the specific of the specific on the specific of the specific on the specific of the	lly reference the ped architectural si reffort to allow in dication will be p	rioposed modification and are available are available of the City Codification are given to a sich are given to a	ations and any ilable from the some or mail p	adopted architectural Planning and Code  infor to taking action.  (date).
oral or written) should be domments which object to tandards will not be considerable will not be considerable. The Planning and Code And However, if a response is to diven to owners of abutting Address:  Lot: Block:	the application busidered by staff. to SPM, Monday definistration staff not received withing and confrontic	ing and clase visited on the specifical Copies of adopte through Friday.  If will make every in 7 days, the approperties (see a control of the specific on the specific of the specific on the specific on the specific on the specific of the specific on the specific of the specific on the specific of the	lly reference the ped architectural si reffort to allow in dication will be p	rioposed modification and are available are available of the City Codification are given to a sich are given to a	ations and any ilable from the some or mail p	adopted architectural Planning and Code  intor to taking action.  (date).
oral or written) should be domments which object to tandards will not be considerable will not be considerable. The Planning and Code And However, if a response is to diven to owners of abutting Address:  Lot: Block:	the application busidered by staff. to SPM, Monday doublistration staff not received withing and confrontic	ing and clase visited on the specifical Copies of adopte through Friday.  If will make every in 7 days, the approperties (see a control of the specific on the specific of the specific on the specific on the specific on the specific of the specific on the specific of the specific on the specific of the	lly reference the ped architectural si reffort to allow in dication will be p	rioposed modification and are available are available of the City Codification are given to a sich are given to a	ations and any ilable from the some or mail p	adopted architectural Planning and Code  inor to taking action.  (date).
oral or written) should be disamments which object to istandards will not be consecuted by the consecution, from BAM.  The Planning and Code And However, if a response is to the consecution of the consec	the application busidered by staff. to SPM, Monday definistration staff not received withing and confrontic	ing an observing and characters of adopted through Friday.  If will make every in 7 days, the applications on the application of the application o	lly reference the ped architectural si reffort to allow in dication will be p	rioposed modification and are available are given to a ed as proper not	ations and any ilable from the some or mail p	adopted architectural Planning and Code  intor to taking action.  (date).



3012298992

### PLANNING AND CODE ADMINISTRATION



3012586336

City of Gaithersburg - 31 South Summit Avenue - Gaithersburg, Maryland 20877 - Telephone: (301) 258-6330 - Fax: (301) 258-6336 plancode@gaithersburgmd.gov www.gaithersburgmd.gov

### MINOR AMENDMENT TO FINAL PLAN FOR STAFF APPROVAL

# ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

	leted by applica	, ant:						
	•	7111	Lakelaux	c. Down	,			
NODRESS (	OF SUBJECT SITI	: <u>"117</u>	LANCIONI	22 FRIDE	<del></del>			
от 6	L BLOCK	<u>. F</u>	_ SUBDIVISIO	on <u>Lake</u>	LAUDS			
	,	~ ~1	mer Add	lition to	LONNEL	+ House	<u> Avo</u> (	<u>sprae</u>
CHYNOF?	REQUESTED _	see rever	rse side for appro	priate referenc	es from Sec. 24	-172(c) of the Z	oning Ordina	incej
	•				•			•
					:			
		. !	•	. ' ;	:			
To Whom I	It May Concern:	:			•			
					d a convert for	o isymone Nes	f a minor am	endment to a site
The City o	f Gaithersburg P	lanning and C	ode Administrat	ion has received M. V		LACE Des	Mame of a	endment to a site applicant/builder
plan for th	e above propert	y. This applica	ation was submi	ti <del>s</del> d pA :777/20				
to the City	y on 11-9-C	26 <u> </u>	ate). For your rel	erence, a copy	of the propose	d site plan can i	De Jeviewen	at City Hall, in the
Planning &	and Code Admin	istration, Mon	iday through Fric	lay, a a.m. to 5	p.m.		•	
			•	•	•	•		you wish to make ase note that those
(oral or wi	ritten) should be is which object to	otherapplications of the state	JANUAR SUC FO	ecifically referen	4	al anadifications	obs vas hos :	ase note that those opted architectural lanning and Code
	•			. 66h A-	Marri Servet h	v either phone	or mail prio	r to taking action.
The Plan	ning and Code	Administration	n staff will make within 7 days, t	every ettort to he application	Mill pe brocess o sirom lubar o	ed.		r to taking action.
However	, u s ustbouse n	Unit (Eccived	W, M,					
		:		• :	•		IL 112	Ch (date)
Given to	owners of abut	ting and confi	ranting properti	es see Section	24-172(b) of ti	se City Code)	m 11-17	- <u>06</u> (date).
			hac sl					
			dîvision:		•			
	(DL B100	·,	<u></u>				•	
								owners hut do not
NOTE:	Any reproducti contain Sec. 24	on of this form 4-172(c) of th	n <u>must</u> include t e Zoning Ordin	he back ride. F ance <u>will not b</u>	orms which are e accepted as p	e given to adjac proper notifical	ent property Lion.	rowners but do not
•	•	:	_	antinued on rev	erse side		,	
			<u> </u>	onunueo on rev	Cyst side			01/2006

### PLANNING AND CODE ADMINISTRATION



3012586336

City of Gaithersburg - 31 South Summit Avenue - Gaithersburg, Maryland 20877 - Telephone: (301) 258-6330 - Fax: (301) 258-6336 plancode@gaithersburgmd.gov - www.gaithersburgmd.gov

### MINOR AMENDMENT TO FINAL PLAN FOR STAFF APPROVAL

# ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

To be completed by applicant:
ADDRESS OF SUBJECT SITE 415 LAKELANDS Dave
10T b BLOCK F SUBDIVISION LAKELANDS
CHANGES REQUESTED One story Addition to connect Hoxe AND CAMAGE  [see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]
see reverse side rot appropriate receives well see
To Wham it May Concern:
The City of Galthersburg Planning and Code Administration has received a request for staff approval of a minor amendment to a site
this anniversity This anniversity was submitted by Tille Thater Acc 1- Page I partie of approximation
to the City on [date]. For your reference, a copy of the proposed site plan can be reviewed at City Hall, in the
Planning and Code Administration, Monday through Friday, 8 a.m. to 5 p.m.
Planning and Code Administration, Menday Mice and Manager and Code Administration, Menday Mice and Manager and Man
The Planning and Code Administration staff reviews these applications on a weekly basis. Any comments which you wish to make (oral or written) should be directed the Planning and Code Administration within 7 days of the date of this letter. Please note that those comments which object to the application but do not specifically reference the proposed modifications and any adopted architectural standards will not be considered by staff. Copies of adopted architectural standards are available from the Planning and Code Administration, from BAM to SPM, Monday through Friday.
The Planning and Code Administration staff will make every effort to allow input by either phone or mail prior to taking action. However, if a response is not received within 7 days, the application will be processed.
Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on $11-13-0b$ (date).
Address: 419 Lakelouse Drive
Lot: Block: Subdivision:
NOTE: Any reproduction of this form <u>must</u> include the back side. Forms which are given to adjacent property owners but do not contain Sec. 24-172(c) of the Zoning Ordinance will not be accepted as proper notification.
continued on reverse side
01/2000

### PLANNING AND CODE ADMINISTRATION



3012586336

City of Gaithersburg - 31 South Summit Avenue - Gaithersburg, Maryland 20877 - Telephone: (301) 258-6330 - Fax: (301) 258-6336 plancode@gaithersburgmd.gov - www.gaithersburgmd.gov

### MINOR AMENDMENT TO FINAL PLAN FOR STAFF APPROVAL

# ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Anicle V, Section 24-172 of the City Code

be completed by applica	mt:							
	lur	12/2/	ZOUA	DRIVE				
DRESS OF SUBJECT SITE			•	1.1/. /				
T 6 BLOCK	E	SUBD	IVISION _	Lakela				
ANGES REQUESTED	Duc S	900	Additi	ou to	<u>counced</u>	<u>c House</u>	n Ordinancel	Sprace
	see rev	erse side for	appropriat	e references livo	n Sec. 24-172(	) of the Zonii	ig Oldmancel	
	. ;			i :	·			
Whom It May Concern:					•			
e City of Caithersburg Pl				seesivad a re	nuest for staff a	nproval of a r	ninor amenda	ent to a site
e City of Gaithersburg Pl an for the above propert	lanning and	Code Admii	nistration of	MV C	rola (A	er Dreight	 ame of applic	ant/builder
an for the above propert	y. This appli	cation was s	npungsa a	7 1 11 1 V		plan can be r	eviewed at Cil	v Hall, in the
the City on $\frac{1}{2}$	ا ـــعاد	datel. For yo	our referent	ce, a copy of the	proposeo site	pian can be		
he Planning and Code A	dministration directed the	n staff reviev Planning an	vs these ap d Code Adi			diffestions an	d any adopted	architectura
he Planning and Code A oral or written) should be o omments which object to tandards will not be con doministration, from BAM	dministration directed the otherapplical asidered by to SPM, M	n staff reviev Planning an tion but do n staff. Copic londay throt	vs these ap of Code Ad not specifica es of adopt ugh Friday.	plications on a ministration wid ally reference th ted architectura	e proposed mo 1 standards are	difications an available fro	d any adopted on the Planni	architectura
he Planning and Code A oral or written) should be o omments which object to tandards will not be con administration, from BAM	dministration directed the otherapplical sidered by to SPM, M	n staff review Planning an tion but do n staff. Copie londay throt	vs these ap d Code Adi not specificates of adopt ugh Friday.	plications on a ministration wid ally reference th ted architectura	e proposed mo I standards are y input by eith	difications an available fro	d any adopted on the Planni	architectura
he Planning and Code A oral or written) should be o omments which object to tandards will not be con administration, from BAM	dministration directed the otherapplical sidered by to SPM, M	n staff review Planning an tion but do n staff. Copie londay throt	vs these ap d Code Adi not specificates of adopt ugh Friday.	plications on a ministration wid ally reference th ted architectura	e proposed mo I standards are y input by eith	difications an available fro	d any adopted on the Planni	architectura
he Planning and Code A oral or written) should be o comments which object to tandards will not be con administration, from BAM	dministration directed the otherapplical sidered by to SPM, M	n staff review Planning an tion but do n staff. Copie londay throt	vs these ap d Code Adi not specificates of adopt ugh Friday.	plications on a ministration wid ally reference th ted architectura	e proposed mo I standards are y input by eith	difications an available fro	d any adopted on the Planni	architectura
he Planning and Code A oral or written) should be a omments which object to tandards will not be con administration, from BAM the Planning and Code A lowever, if a response is	dministration directed the the application is dered by to 5PM, Middle to 5PM, mid	n staff reviev Planning an tion but do n staff. Copic londay throt on staff will d within 7 d	vs these ap d Code Adi not specifica es of adopt ugh Friday. make ever lays, the ap	plications on a ministration wid ally reference th ted architectura y effort to allow plication will b	e proposed mo I standards are v input by eith e processed.	difications an available fro er phone or (	d any adopted on the Planni mail prior to I	architectura ng and Codi aking action
he Planning and Code A- oral or written) should be o omments which object to tandards will not be con- doministration, from BAM the Planning and Code A- lowever, if a response is Given to owners of abutt	dministration directed the other applications of the second secon	n staff review Planning and ion but do n staff. Copie Ionday throt on staff will d within 7 d	vs these ap d Code Adi not specificates of adopt ugh Friday. make ever lays, the ap	plications on a ministration with ally reference the ted architectural y effort to allow plication will be e Section 24-17	e proposed mo I standards are I standards are I input by eithe e processed.	difications an available from the phone or a service of the phone of t	dany adopted on the Planni mail prior to t	architectura ng and Codi aking action
he Planning and Code Aroral or written) should be a comments which object to tandards will not be conforministration, from BAM like Planning and Code Allowever, if a response is Given to owners of abutten Address:	dministration directed the other applications of the policies	n staff review Planning and ion but do n staff. Copie ionday throt on staff will d within 7 d ifronting pro	vs these ap d Code Adi not specificates of adopt ugh Friday. make ever lays, the ap	plications on a ministration widally reference the led architecturally effort to allow plication will be section 24-17	e proposed mo I standards are v input by eith e processed.  (2(b) of the Cit	difications an available from the phone or a service of the phone of the phone or a service of the phone of t	dany adopted on the Planni mail prior to t	architectura ng and Codi aking action
he Planning and Code Aroral or written) should be a comments which object to tandards will not be contoministration, from BAM The Planning and Code A lowever, if a response is Given to owners of abutten Address:	dministration directed the other applications of the policies	n staff review Planning and ion but do n staff. Copie ionday throt on staff will d within 7 d ifronting pro	vs these ap d Code Adi not specificates of adopt ugh Friday. make ever lays, the ap	plications on a ministration widally reference the led architecturally effort to allow plication will be section 24-17	e proposed mo I standards are v input by eith e processed.  (2(b) of the Cit	difications an available from the phone or a service of the phone of the phone or a service of the phone of t	dany adopted on the Planni mail prior to t	architectura ng and Codi aking action
he Planning and Code A- oral or written) should be o omments which object to tandards will not be con- doministration, from BAM the Planning and Code A- lowever, if a response is Given to owners of abutt	dministration directed the other applications of the policies	n staff review Planning and ion but do n staff. Copie ionday throt on staff will d within 7 d ifronting pro	vs these ap d Code Adi not specificates of adopt ugh Friday. make ever lays, the ap	plications on a ministration widally reference the led architecturally effort to allow plication will be section 24-17	e proposed mo I standards are v input by eith e processed.  (2(b) of the Cit	difications an available from the phone or a service of the phone of the phone or a service of the phone of t	dany adopted on the Planni mail prior to t	architectura ng and Codi aking action
he Planning and Code Adoral or written) should be to comments which object to tandards will not be considerable and Code Administration, from BAM five Planning and Code Adorever, if a response is Given to owners of abutta Address:	dministration directed the the applical sidered by to 5PM, M. dministration not receive	n staff review Planning an ition but do n staff. Copie londay throu on staff will d within 7 d fronting pro	vs these ap d Code Ad not specificates of adopt ugh Friday. make ever lays, the ap	plications on a ministration with alty reference the led architecturary effort to allow plication will be a Section 24-17	e proposed mo I standards are v input by eith e processed.  2(b) of the Cit which are give	difications an available from the phone or a code on a codiacent	dany adopted in the Planni mail prior to the property own	architecturang and Cod  aking action
he Planning and Code Adoral or written) should be to comments which object to tandards will not be confidentiation, from BAM. The Planning and Code Allowever, if a response is Given to owners of abuttle Address:  Lot: Block	dministration directed the the applical sidered by to 5PM, M. dministration not receive	n staff review Planning an ition but do n staff. Copie londay throt on staff will d within 7 d fronting pro	vs these ap d Code Ad not specificates of adopt ugh Friday. make ever lays, the ap	plications on a ministration with all reference the section 24-17.	e proposed mo I standards are v input by eith e processed.  2(b) of the Cit which are give	difications an available from the phone or a code on a codiacent	dany adopted in the Planni mail prior to the property own	architectura

ultsan asen

285:60 90 EI vok

### PLANNING AND CODE ADMINISTRATION



City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336 plancode@gaithersburgmd.gov - www.gaithersburgmd.gov

### MINOR AMENDMENT TO FINAL PLAN FOR STAFF APPROVAL

# ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

		•		•			
be complet	ted by applican	ıt:		. ~			
DDRESS OF	SUBJECT SITE	415	akclause	- WRINE			
	BLOCK	F	SUBDIVISION	Lakelan	502		
	_		. 111.	L. (	wed House	e ND	GNORGE
HANGES RE	EQÚESTED 🗘	77 2700	side for appropri	are references from	n Sec. 24-172(c) o		
	•	isee reverse	Side to: abbrobil				
		•		:			
		÷					
		. :	•	<b>'</b> :		•	
	May Concern:				•		
,	· · -·	محمد مناسب	la Administration	has received a re	quest for staff appr	nonim s to levo	amendment to a site
e City of C	Caithersburg Pla	nning and Cod	• • • • • • • • • • • • • • • • • •	W. Shi	la Case D	essou Iname	of applicant/builder
an for the a	above property.	This application	on was submitted	1 DA 7 11116 - 201		n can be review	ed at City Hall, in the
the City o	n 11-9-01	date	). For your refere	nce, a copy of the	proposeo site pia	il chu na icaica	red at City Hall, in the
anning and	d Code Adminis	tration, Monda	ry through Friday,	8 a.m. to 5 p.m.		•	•
			•	' '	•		ich you wish to make Please note that those
comments v	which object to	the application	Copies of add Lay through Frida	pted architectura	I standards are av	ailable from th	Please note that those adopted architectural e Planning and Code
	i	•		:			rios to taking action.
The Plannir	ng and Code A	dministration s	taff will make ev	ery effort to allow	v input by either ( e orocessed.	shone at mail !	prior to taking action.
However, il	f a response is	not received w	ithin 7 stays, the	application will b	L processing .		
				• ; •			
	e 1.46		vine ampertics	see Section 24-17	(2(b) of the City C	ode) on 🔟	13-66_ (date)
Given to o	whers of abuntil	ng and Common	i l	,		-	
	iddress: <u>80</u> 0	Jus	por st				
i.	ot Black:	Subdiv	rision: , ;				_ ,
·		<del></del>				•	
NOTE: A	Any reproductio	n of this form t	must include the	back side. Forms	which are given to	agjacent prop Milication.	erty owners but do nat
C	onlain Sec. 24	172(c) of the 2	Zoning Ordinand	e wil not or acti	pted as proper no	•	•
		•		inued on reverse s	ide		
	· · · · · · · · · · · · · · · · · · ·		cont	indep ou vescise s		<del></del>	01/2006

+ . q

ugisəd əsed

50 30 E1 VOV



# ComSource Management, Inc

www.lakelands.org

Lakelands Community Association 960 Main Street Gaithersburg, MD 20878 P. 240-631-8338 F. 240-631-8311

February 6, 2007

Mike Staley 415 Lakelands Dr Gaithersburg, MD 20878

Dear Mr. Staley

Please note that the Lakelands Community Association's Design Review Committee has reviewed your recent request for the following exterior additions and/or modifications:

Change(s

Add a sunroom/porch to be built over existing deck to connect to the house and the detached garage

Approved with the following stipulation

- Drainage: Any adverse drainage requirements which might result from construction of a deck, patio, or screened porch must be considered and remedied.
- Metal roof to match front porch

You may commence construction of the exterior additions/modifications immediately after securing all appropriate permits. Please note in accordance with the Community Constitution and your application, "all work must commence within six (6) months of the date of approval and be substantially complete within twelve (12) months or the approval will be deemed withdrawn."

Upon completion, the change may be inspected by the Committee to insure compliance with the original design submitted; as the attached Association permit must be displayed as required by the Committee.

On behalf of the Design Review Committee, let me thank you for your cooperation with, and support of, of the Community Constitution. Should you have any additional questions, feel free to contact this office at the number above or via e-mail at <a href="mailto:Debbie@lakelands.org">Debbie@lakelands.org</a>

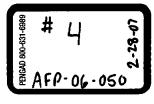
Sincerely.

Deborah Durham, CMCA, AMS ®
Community Property Manager
Lakelands Community Association

Lakelands Community Association

cc:

**UNIT FILE** 



#### FINAL LOCATION PLAT LOT 6 BLOCK F

# LAKELANDS

Montgomery County, Maryland

Scale: 1"=30'

January 28, 2000

Plat Book 191

Plat # 20888

MACRIS, HENDRICKS and GLASCOCK, P.A. ENGINEERS \* PLANNERS \* SURVEYORS

9220 WIGHTMAN ROAD, MONTGOMERY VILLAGE, MD. 20886

(301) 670-0840

I hereby certify that the survey shown hereon is correct and the property is as delineated on the above stated plat as recorded among the Land Records of Mantgomery County, MD. The improvements were located by acceptable surveying practices made on January 28, 2000. Unless shown hereon, there are no visible encroachments. I further certify that no partian of the property lies within the designated 100 year flood plain as reflected on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency.

CERTIFIED CORRECT AS OF May 10, 2000 DOUGLASS H. RIGGS. Professional Land Surveyor, MD. NO. 10712 Douglass H. Riggs III Professional Land Surveyor Md. No. 10712 PAR. A 6 STORM DRAIN 6.017 ₫ EASEMENT uartibba with coveres

B.R.L.= Building restriction line AIC - Air Conditioner

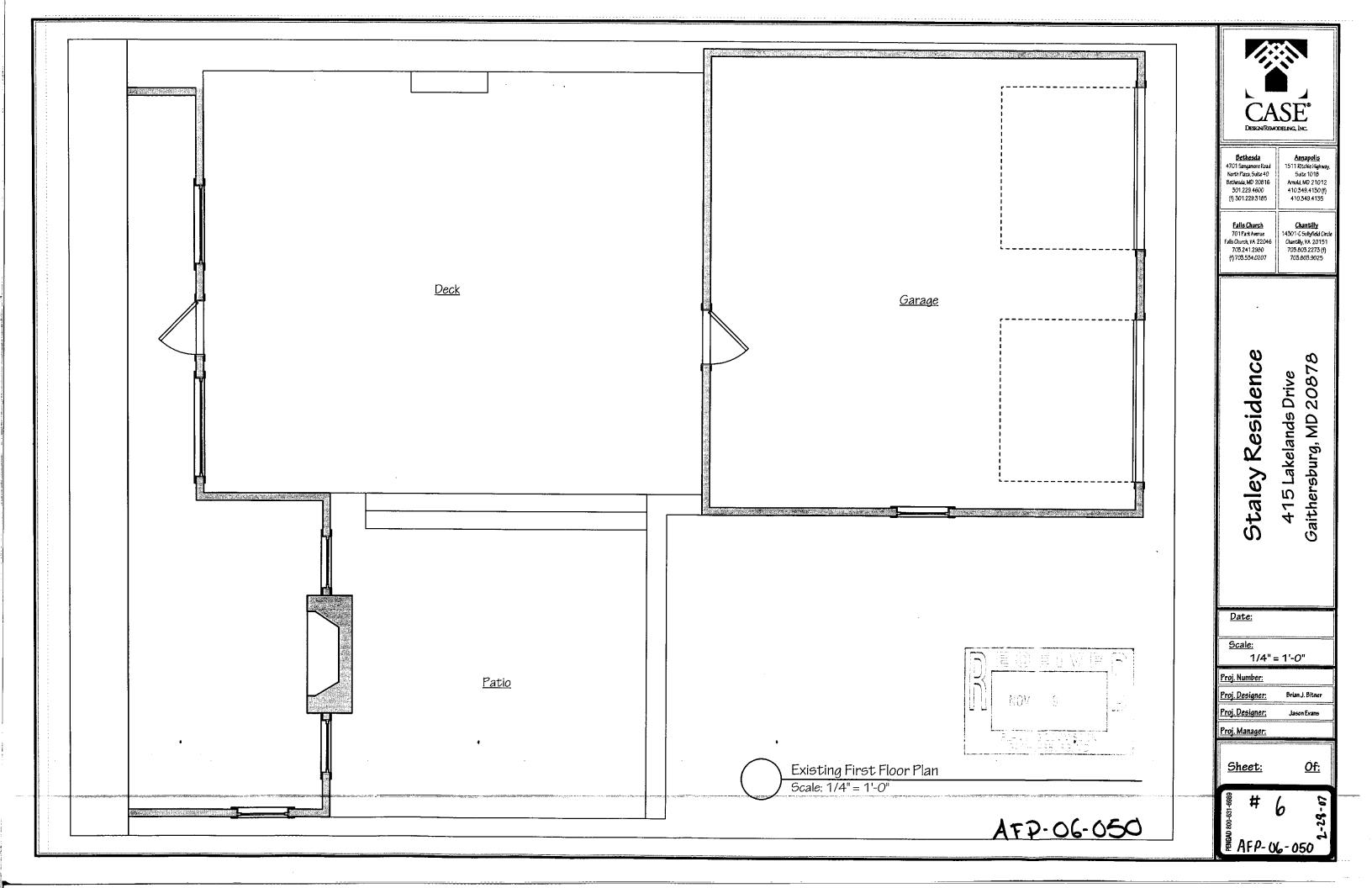
RIC = Rebar & Cap

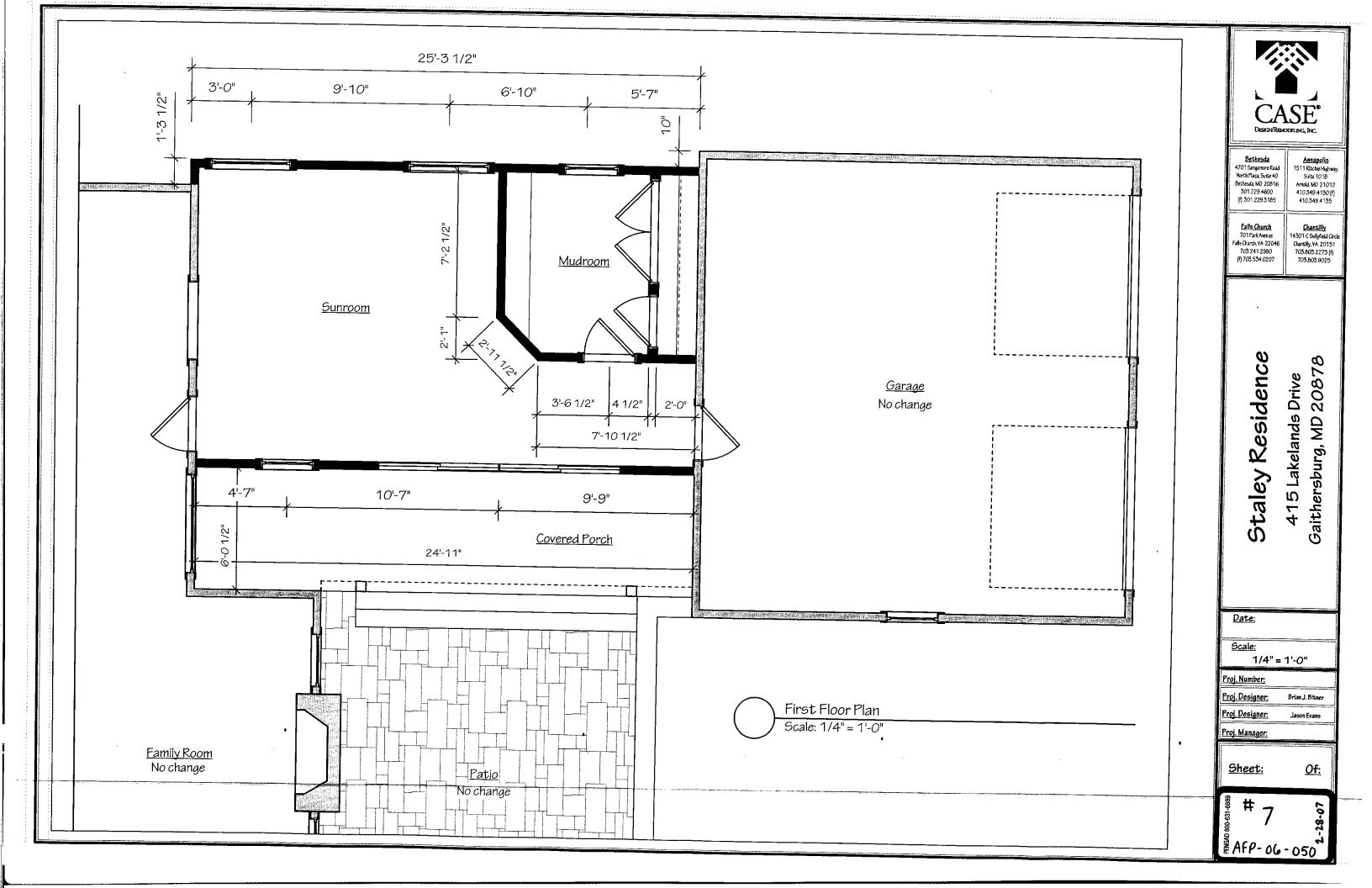
Note:

15 foot wide extinguishable slope easement along street frontage granted on record plat. Existence of property corner markers not guaranteed by this survey, unless indicated hereon. No title report furnished. Not to be used for the construction of fences or other improvements. This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. All distances shown are plus or minus 0.3 of a foot (±).

AFP-06-050

WC Field. RL ML Draft BH CK Check CK 84 MH&G # 98-37





January 17, 2007

# MATERIAL OUTLINE

Project Scope: Construct a one story sunroom addition to connect garage and main house.

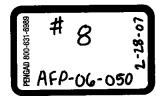
#### **SPECIFICATIONS**

Exterior Finishes: All exterior details and materials to blend with or match the existing main house and garage.

- Vinyl siding: Profile and color to blend with existing.
- Door and window trim: Wood, profile, size and color to blend with existing.
- Soffits and overhangs: Wood, profile, size and color to blend with existing.
- Gutters and downspouts: Aluminum, profile, size and color to blend with existing.
- Roofing material: Fiberglass shingles style and color to blend with existing
- Roofing material: Standing seam metal To blend with existing
- Porch Columns: Size and profile to blend with existing.
- Porch Floor: Trex decking material, Color TBD
- Doors and Windows: Andersen with grilles between the glass, white exterior.

Doors: Andersen French wood gliding.

Windows: Andersen 200 series double hung and awning.







Bethesda 4701 Sangamore Road North Plaza, Suite 40 Bethesda, MD 20816 301.229.4600

Annapolis 1511 Ritchie Highway Suite 101B Amold, MD 21012 410.349.4130 (f) 410.349.4135 (f) 301.229.3185

Falls Church 701 Park Avenue Falls Church, VA 22046 703.241.2980 (f) 703.534.0207

<u>Chantilly</u> 14301-C Sullyfield Circle Chantilly, VA 20151 703.803.2273 (f) 703.803.9025

Gaithersburg, MD 2087,

415 Lakelands Drive

Staley Residence

Date:

<u>Scale:</u>

1/4" = 1'-0"

<u>Proj. Number:</u>

<u>Proj. Designer:</u> Brian J. Bitner Jason Evans

<u>Proj. Manager:</u>

<u>Sheet:</u>

<u>Of:</u>

₹ AFP-06-050

